

**Community Preservation Act Committee (CPAC)  
Meeting Minutes Monday, June 22, 2009**

The meeting was called to order at 6:05 pm by Peter Jessop, Chair, in the Amherst Regional Middle School Library.

**COMMITTEE MEMBERS IN ATTENDANCE:**

Denise Barberet, Louis Greenbaum, Peter Jessop, Chair; Ellen Kosmer, Vince O'Connor, Vice Chair; Mary Streeter, Clerk

**COMMITTEE MEMBERS ABSENT:** Briony Angus, Vladimir Morales, Stan Ziomek

**MEMBERS OF OTHER BOARDS IN ATTENDANCE:**

Select Board: Gerry Weiss; Finance Committee: Kay Moran; Library Trustees: Carol Gray, Louis Greenbaum, Pat Holland, Sarah McKee

**STAFF / OTHERS IN ATTENDANCE:**

Sonia Aldrich, Comptroller; Dave Ziomek, Conservation Director; John Musante, Assistant Town Manager/Finance Director; Bonnie Isman, Library Director

**Agenda**

- Discussion of Request from Library Trustees
- Approve minutes of 2/26/09, 3/17/09, 4/15/09
- Adjourn

**Discussion of Request from Library Trustees**

Peter suggested we hear testimony from members of other boards before our discussion.

Pat Holland said the Trustees are requesting \$55,500 over a two-year period with perhaps \$20,000 coming from CPA funds this year for restoration work on windows and woodwork at Jones Library. This same amount is currently in the Capital budget under Article 27. This project was submitted to CPAC earlier but was not recommended by the Historical Commission. Using CPA funds for the Library restoration would save \$55,500 from this year's capital budget that could then be used for other purposes.

Carol Gray listed areas of the library building in need of immediate restoration – window frames, woodwork in the historic section. She commented that the Library needed \$35,000 to maintain certification and this would be one way to free up funds that could be used for that purpose.

Bonnie Isman said this is kind of a crazy year and they are trying to think outside the box.

Louis Greenbaum said there was a great deal of sentiment for this project but the Historic Commission gave a more commanding priority to the climate control system in the Special Collections and the 90-year-old roof. He said there were 14 proposals before the Historic Commission, and that they expected that the Library project would come back again for further funding in the future. He said the Library faces a difficult situation with regard to the certification issue.

Dave Ziomek said he understands Town Counsel emailed an opinion in the last 30 minutes but he had not had time to read it or print copies for us.

Gerry Weiss said he has spoken with CPA officials who informed him that this project would qualify for CPA funding; it is not supplanting or routine maintenance. He said that in conversation with Jim Wald and Jonathan Tucker he learned that the Historic Commission leans toward a project like this coming from Capital Funds in order to allow other projects that wouldn't be funded via JCPC to come from CPA funds.

Kay Moran said the Finance Committee will be discussing this request later tonight. She said she had an email exchange with the State Library Commissioners who said the Library would likely qualify for a waiver of certification requirements. She supported this restoration project when it came before the JCPC.

Peter summarized the previous points and said we need to consider whether CPAC would want to keep some funds in a reserve account as had been done in the past. Mary reminded that this proposal was submitted on Dec. 17, 2008 and said she was surprised that studies were recommended over actual repairs. She would like to have a future discussion about CPAC policies. Vince commented that CPA funds cannot be used on any part of the building that is not historic. This project is clearly restoration and not maintenance. He recommended that the thick paint chips be tested for lead. He said the Historic Preservation appropriations this year already total \$308,000. The annual CPA surcharge is \$350,000. He expressed concern that there would be no funds left for even an appraisal of land for affordable housing. Denise said it is appropriate to use CPA funds to take some pressure off the operating budget and that CPA funds should be used for projects that are really important and benefit a large section of the community. She commented on the poor quality of the paintwork that was done in 1998. She asked about the leaks in the roof. Ms. Isman said there are intermittent leaks in the metal roof over the new section and chronic leaks in the slate roof when there are ice dams. Peter was concerned about spending down reserves and the fact that the Historical Commission's recommendation of this project was lukewarm. He would be more comfortable if we put aside funding of the West Cemetery tomb at \$30,000. We could ask Town Meeting to reconsider that. Denise felt we overspent this year, that this project is meritorious, and suggested postponing funding for the Writer's Walk sign project instead of the tomb. Louis said we need to free up Town money.

Vince moved that we recommend to Town Meeting that it rescind its approval of the appropriation of \$30,000 for the Writer's Walk historic signs and in its place recommend the appropriation of \$30,000 for restoration, including paint and repair of windows and woodwork, on the historic section of the Jones Library. Denise seconded. Since Mr. Tucker and Mr. Wald were not present, Peter asked Louis for his opinion of what they would think of the motion. Louis felt they would not be in favor. He said this would not solve the problem that the Library faces. Mary wondered if the Library Trustees could ask JCPC or the Finance Committee to recommend that this money be put toward the operating budget." This would make this motion more likely to pass at CPAC. Louis said there is precedence for doing this transference from Capital to Operating in the past with regard to the schools. Carol said the Trustees would probably want to keep \$10,000 in JCPC for the work that is needed on the newer part of the Library. She was concerned about alienating people who voted for the signs, suggesting that there be two motions. Peter would like to make sure the motion is indivisible. He noted that the Historical Commission put in a lot of time and have a lot on their plate. He expressed concern about whether the staff could get all of the projects done this year. He said the signs could wait a year. Ellen felt it's important that we retain our reserves. Before the vote Louis asked for clarification and was told that the trustees would still have to go before the JCPC or Finance Committee.

**MOTION** by Vince, 2<sup>nd</sup> by Denise that we recommend to Town Meeting that it rescind its approval of the historic sign appropriation of \$30,000 for the Literary Writers Walk and that in its place we recommend the appropriation of \$30,000 for the exterior window and paint repair on the historic part of Jones Library.

**VOTED 5-1-0** (Louis opposed) The Trustees left to attend the Finance Committee meeting.

#### **MINUTES**

**MOTION** by Vince, 2<sup>nd</sup> by Denise to approve the minutes of 2/26/09, 3/17/09, and 4/15/09 as amended.

**VOTED 5-0** (Louis absent)

#### **ADJOURNMENT:**

Motion by Mary, 2<sup>nd</sup> by Denise, to adjourn at 7:04 pm. Voted unanimously.

**NEXT MEETINGS:**

Our meetings will usually occur on the third Thursday of the month from September through April. Our next meeting will be September 17, 2009 at 7:00 pm in the Town Room of Town Hall unless informed otherwise.

**DOCUMENTS DISTRIBUTED**

- Spreadsheet "CPA FY2010 Recommended by Category for TM Report" 4/15/09, 1 page
- Spreadsheet "CPA FY2010 Recommendations Voted by TM" 6/22/09, 1 page
- Memo from Library Trustees to Historic Commission 6/18/09 "Proposed CPA Project", 1 page
- Memo from Jonathan Tucker to CPAC 6/19/09 "Historical Commission Recommendation re: Jones Library (Painting) Funding Request", 2 pages
- "The Library Proposal for Community Preservation Act Funding" 6/21/09, 2 pages
- Six color photos of woodwork damage at Jones Library, 2 pages
- Minutes of 2/26/09, 3 pages
- Minutes of 3/17/09, 3 pages
- Minutes of 4/15/09, 2 pages

Respectfully submitted by Mary Streeter, Clerk  
Minutes approved September 17, 2009